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## MINUTES

### REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, FEBRUARY 15, 2006

The Commission meeting was called to order at 7:00 p.m., with Chair King presiding.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioners Gormley, Kurrasch, Trujillo and Chair King.

Absent: Commissioner Tremain.

#### 2. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner Gormley seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

- \*2-A. Minutes of the Housing Commission Special Meeting held January 19, 2006. Minutes accepted.
- \*2-B. Draft Minutes of the Special Board of Commissioners meeting held January 3, 2006. These draft minutes were for information only.
- \*2-C. Budget Variance Report. This report was accepted.

#### 3. AGENDA

- 3-A. Quarterly Police Activities Report. Commissioner King asked Officer Ian Summit to comment. He said he was happy to respond to questions. He responded to a number of questions. Commissioner Gormley was concerned about the gate next to building 703 not closing and sometimes staying open all night. Possible solutions were discussed. Commissioner Kurrasch thanked Officer Summit for his comments at Esperanza.

This report is provided for information only.

- 3-B. Adding Project-Based Voucher Policies to the Administrative Plan. Acting Executive Director Eileen Duffy said that HUD has new regulations for project basing Section 8 vouchers. She advised that we want to take advantage of this program as quickly as possible. The Housing Authority is proposing changes to the Administrative Plan to project-base some units at existing complexes. The primary focus is to project-base as many of our own units that are eligible. When a unit is vacant, 60 days of subsidy can be received for that unit during the turnover process. Currently there is no subsidy, resulting in lost rent while the unit is vacant. She discussed some of the difficulties renting certain units. She went on to say Anne B. Diamant Plaza and Lincoln/Willow are both senior complexes and could be 100 percent project based; other buildings can only be 25 percent project based. HUD requires the Housing Authority to outline its program in the Administrative Plan before proceeding. In the next few months, staff may be coming back to amend the Plan once guidelines are received from Nan McKay.

Commissioner Gormley asked how many vacant four-bedroom units were at Parrot Village. Ms. Duffy said that there are about five four-bedroom units vacant.

Commissioner Trujillo asked if we could use people from the waiting list to find large families to fill the Parrot Village vacancies. Ms. Duffy stated the Section 8 list has been examined and there are not many large families on the list. She advised that these families decide if they wanted to live at Parrot Village; the Housing Authority cannot direct them. She mentioned the possibility of turning the four-bedroom units into three-bedroom units.

Commissioner Kurrasch moved adopting the proposed addition to the Administrative Plan. Commissioner Trujillo seconded. Motion carried unanimously.

4. ORAL COMMUNICATIONS

Michael Torrey announced there will be a NAHRO Conference in April in Los Angeles. Ms. Duffy stated information will be coming to the Commissioners and to call Carol Weaver at the Housing Authority office if interested in attending.

5. COMMISSIONER COMMUNICATIONS

Commissioner Kurrasch discussed the Alameda Development Corporation.

Chair King will be doing CERT training and then a CPR class. She also would like to attend the NAHRO Conference in Los Angeles.

6. ADJOURNMENT

There being no further discussion, Chair King adjourned the meeting at 7:20 p.m.

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Garnetta King, Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary